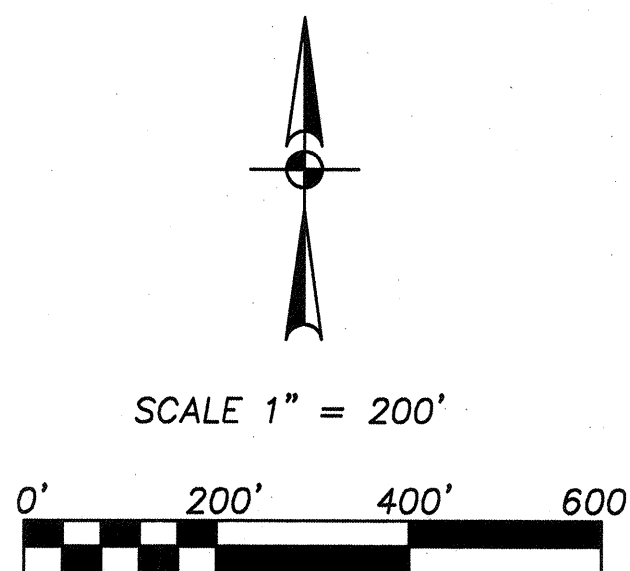


LOCATION MAP N.T.S.



CONSTRUCTION STAGING PLAN

FINAL CONSTRUCTION SCHEDULES ARE TO BE DETERMINED BY THE DEVELOPER DEPENDING ON HOMEBUILDERS DEMAND:

STAGE 1 = UNIT-1, MARCH 2004

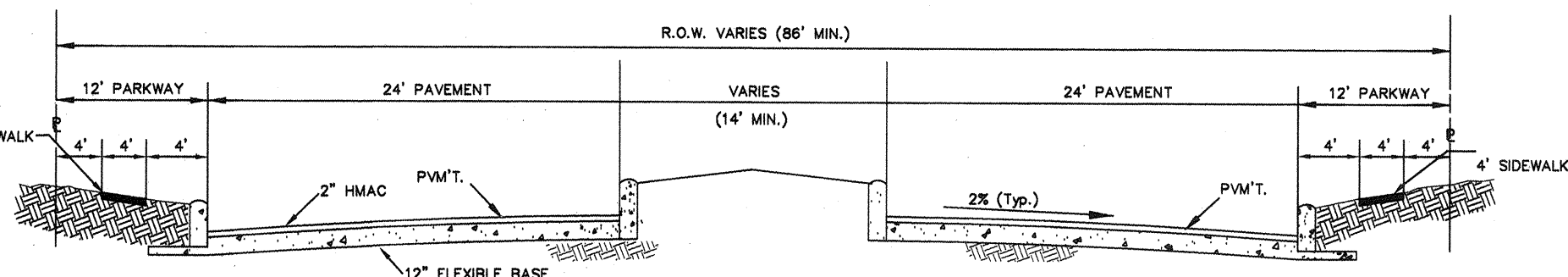
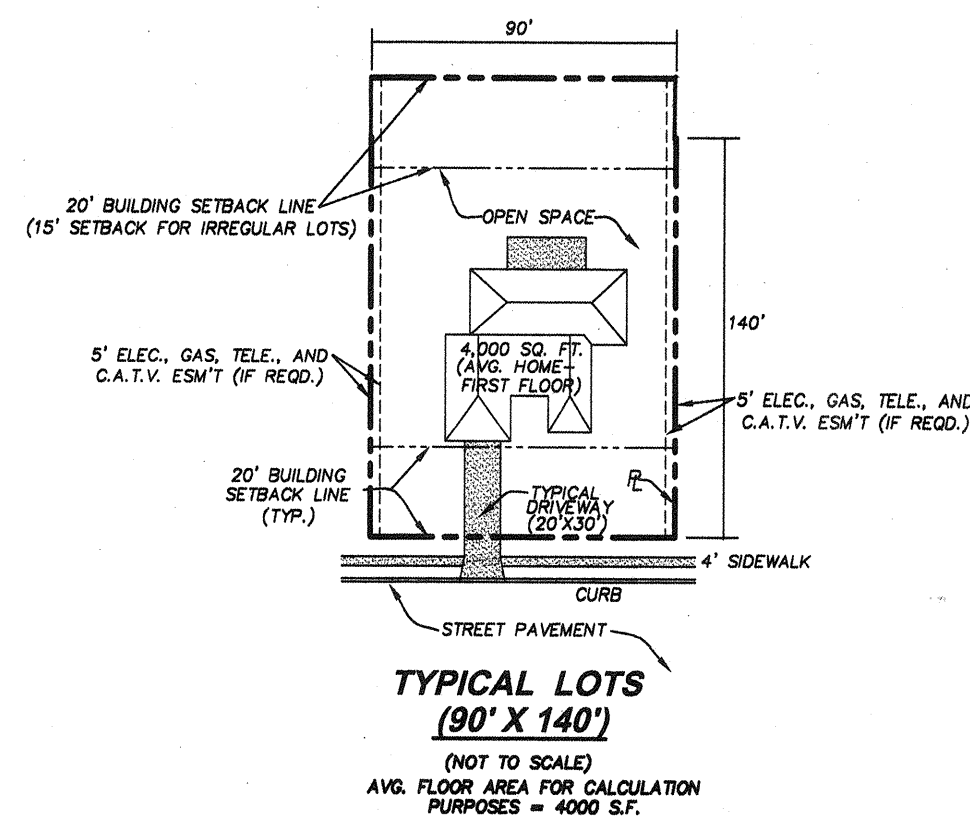
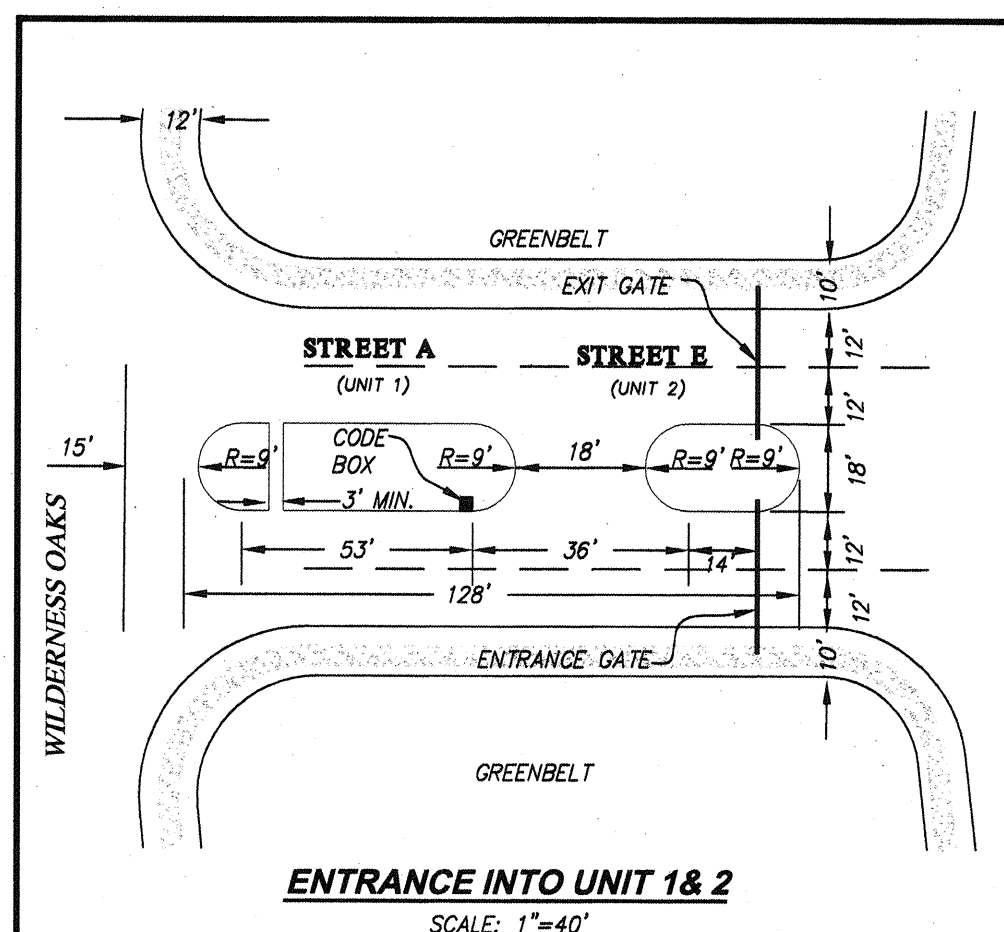
(INCLUDING WILDERNESS OAKS EXTENSION)

STAGE 2 = UNIT-2, SEPTEMBER 2004

STAGE 3 = UNIT-3, MAY 2005

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASED (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #411808) N:13731522.2187 E:2140520.8364 ORLATE, 1953 (P.I.D. #411801) N:13731525.2612 E:2127036.6019 BITTERS, 1953 (P.I.D. #410072) N:13736584.2745 E:2128377.7379
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
6. IT IS NOT NECESSARY TO ROTATE BEARINGS TO MATCH N.A.D. 83.

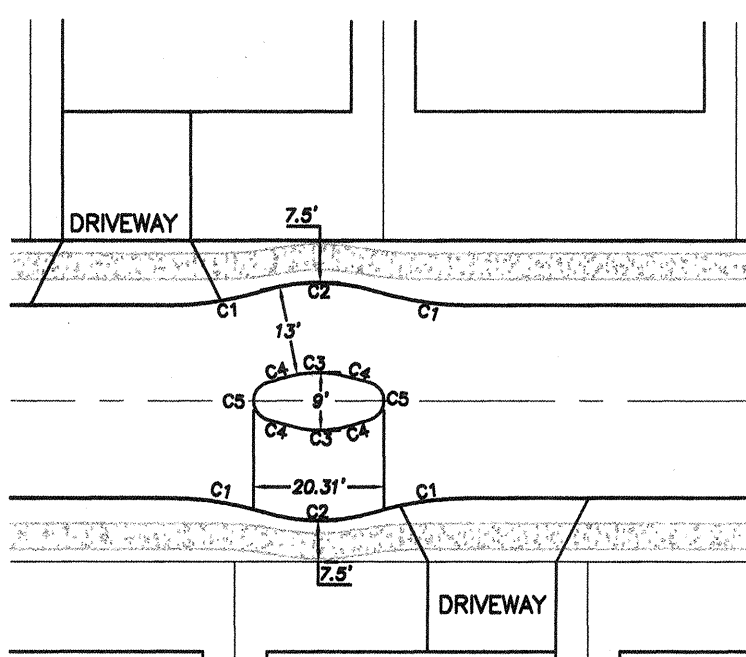


WILDERNESS OAKS STREET SECTION NOT-TO-SCALE

NOTE: WILDERNESS OAKS WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE DEDICATED AND IMPROVED WITH THIS SUBDIVISION.

TRAFFIC CALMING DEVICE MEDIAN ISLAND DETAIL

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	15.14'	51.00'	7.63'	12.95.39"
C2	17.22'	29.00'	8.87'	34.11.17"
C3	9.50'	16.00'	4.88'	34.11.17"
C4	3.32'	64.00'	1.68'	02.28.24"
C5	7.92'	3.00'	12.00'	151.53.31"



MESA DEL SUR AT CANYON SPRINGS OPEN AREA CALCULATIONS

Description	UNIT-1	UNIT-2	UNIT-3	Total
No. of Lots	70	61	32	163
Gross Area (AC)	28.86	26.78	14.51	71.15
Building Coverage (AC)	6.43	5.60	2.94	14.97
Other Coverages (AC)				
a. Streets & Sidewalks	5.16	4.94	2.06	12.16
b. Driveway	0.96	0.84	0.44	2.24
c. Drain	0.52	0.72	0.52	1.76
Total Coverages (AC)	13.07	12.10	5.96	31.13
Open Spaces (AC)				
a. Greenbelts	0.11	0.94	0.28	1.33
b. Residential Lots	16.68	13.74	8.27	38.69
Total Open Space (AC)	16.79	14.68	8.55	40.02

$$\text{Open Space Ratio} = \frac{40.02}{71.15} \times 100 = 56.25\%$$

$$\text{Density} = \frac{163}{71.15} = 2.29 \text{ lot/ac}$$

REQUIRED PARK/OPEN SPACE

$$\text{REQUIRED AREA} = 0.009 \text{ ACRE} \times 163 \text{ LOTS} = 1.5 \text{ ACRES}$$

PARK REQUIRED AREA SHALL BE PAID IN LIEU OF DEDICATION

PUD PLAN NOTES:

1. DRAINAGE WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINAGE FACILITIES FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE PRIVATE, LOCAL TYPE "A" WITH 50' R.O.W. AND 30' PAVEMENT UNLESS OTHERWISE INDICATED.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.
6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
7. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
8. TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY PAPE-DAWSON ENGINEERS, INC.
9. SIDEWALKS TO BE INSTALLED PER UDC ARTICLE 5, DIVISION 2-35-508(4).

ENVIRONMENTAL RECOMMENDATIONS:

1. PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM:
 - A. A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED FOR REZONING.
 - B. A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE A SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS.
 - C. A LETTER FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY APPROVING EACH WATER POLLUTION ABATEMENT PLAN.
 - D. A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
3. ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS ARE TO BE KEPT IN A VEGETATED CONDITION.
4. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (I.E. USE OF NATIVE PLANTS).
5. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
6. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
7. IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AT (210) 490-3096 AND THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7392.
8. THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PUD PLAN NO. **04-014**

APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: *Duan Wright* DATE: 07/14/04

SECRETARY: *Ruth A. S.* DATE: 07/14/04

MESA DEL SUR

PLANNED UNIT DEVELOPMENT

JUNE, 2004

JOB NO. 5881-00

A 71.15 ACRE TRACT OF LAND OUT OF A 278.8 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9140, PAGES 1671-1718 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE B. STAFFEL SURVEY NO. 4, ABSTRACT 945, COUNTY BLOCK 4929, THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT 115, COUNTY BLOCK 4935, THE R. FROEBEL SURVEY NO. 6, ABSTRACT 927, COUNTY BLOCK 4934, AND THE ADAMS, BEATY & MOULTON SURVEY NO. 5, ABSTRACT 38, COUNTY BLOCK 4930 OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER: MESA CANYON SPRINGS, LTD.
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
TEL: (210) 497-3385

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000
FAX: 210.375.9010

MESA DEL NORTE
PUD NO. 04-013

OWNER: JERBO/SAN ANN LAND LTD.
(VOL. 5931, PG. 365, O.P.R.)

N 13789231.0
E 2130044.7

STONE OAK II (P.U.D.)
(VOL. 9537, PGS. 107-109, D.P.R.)

MAJESTIC GROVE

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

MESA GRANDE, UNIT-4
OWNER: LAREDO MESA GRANDE, LTD.
PLAT NO. 020391
PUD NO. 00-015

UNIT-1

UNIT-2

UNIT-3

OWNER: MESA CANYON SPRINGS, LTD.

N 13790036.7
E 2131647.2

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

UNIT-9

UNIT-10

UNIT-11

UNIT-12

UNIT-13

UNIT-14

UNIT-15

UNIT-16

N 13790036.7
E 2131647.2

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

UNIT-9

UNIT-10

UNIT-11

UNIT-12

UNIT-13

UNIT-14

UNIT-15

UNIT-16

R=807.00
L=633.10
Tan=333.65
Delta=44.56.57

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

UNIT-9

UNIT-10

UNIT-11

UNIT-12

UNIT-13

UNIT-14

UNIT-15

UNIT-16

R=743.00
L=362.71
Tan=185.04
Delta=27.58.12

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

UNIT-9

UNIT-10

UNIT-11

UNIT-12

UNIT-13

UNIT-14

UNIT-15

UNIT-16

R=500.00
L=311.30
Tan=160.88
Delta=35.40.20

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

UNIT-9

UNIT-10

UNIT-11

UNIT-12

UNIT-13

UNIT-14

UNIT-15

UNIT-16

R=570.00
L=283.16
Tan=149.90
Delta=29.28.05

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

UNIT-9

UNIT-10

UNIT-11

UNIT-12

UNIT-13

UNIT-14

UNIT-15

UNIT-16

R=350.00
L=120.71
Tan=60.96
Delta=19.45.38

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

UNIT-9

UNIT-10

UNIT-11

UNIT-12

UNIT-13

UNIT-14

UNIT-15

UNIT-16

N 13789758.6
E 2132917.9

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

UNIT-9

UNIT-10

UNIT-11

UNIT-12

UNIT-13

UNIT-14

UNIT-15

UNIT-16

N 13789758.6
E 2132917.9

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

UNIT-9

UNIT-10

UNIT-11

UNIT-12

UNIT-13

UNIT-14

UNIT-15

UNIT-16



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Alfonso Chua, P.E.

DATE: July 14, 2004

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 04-014 **Name:** Mesa Del Sur

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038